

June 15, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0182

Lucas Properties, LLC

Matoaca Magisterial District
Gates Elementary, Salem Middle and
Matoaca High School Attendance Zones
South line of Nash Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-40).

PROPOSED LAND USE:

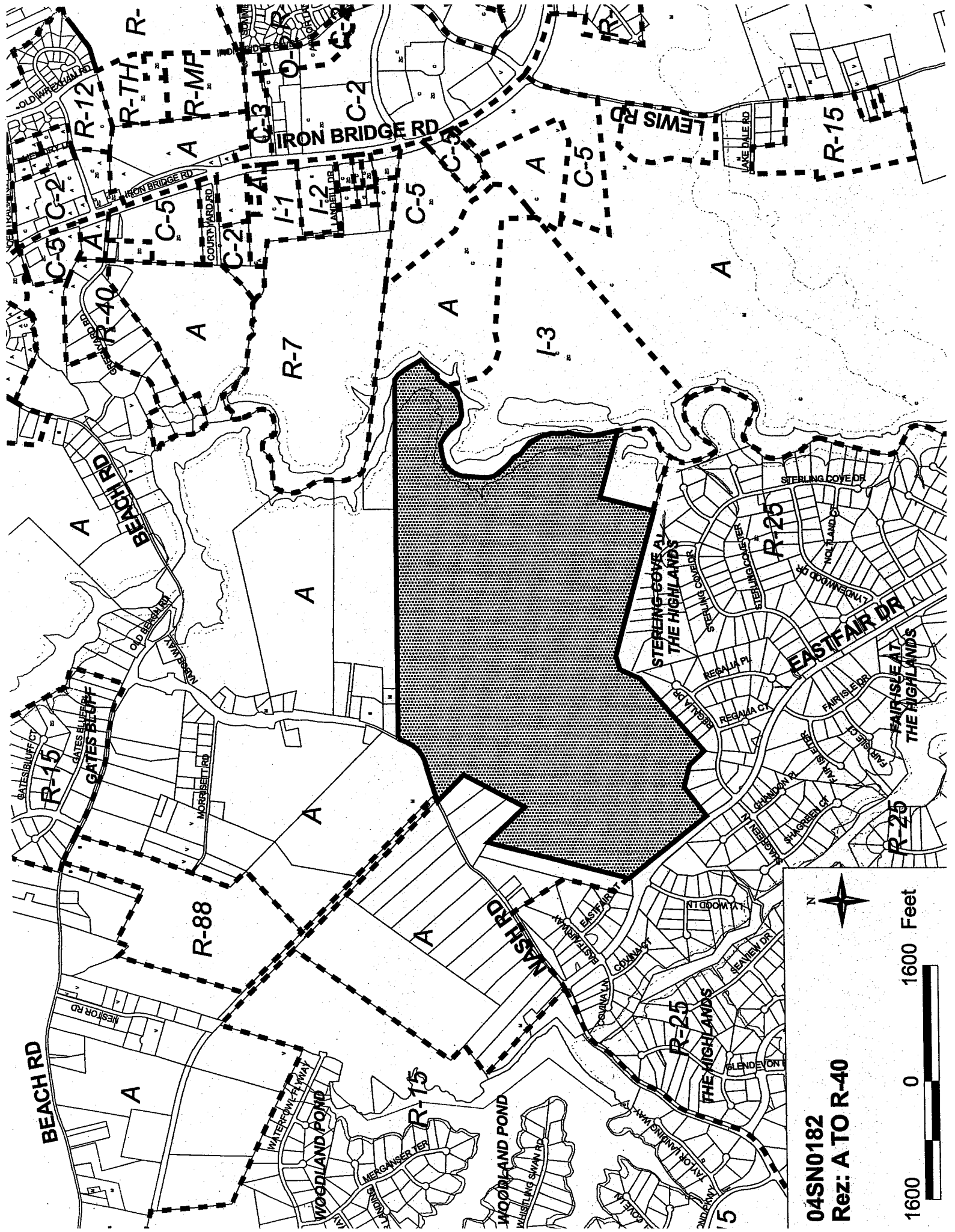
A single family residential subdivision is planned with a minimum lot size of 40,000 square feet. A maximum of 210 dwelling units would be developed on the property yielding a density of approximately 0.48 dwelling units per acre. (Proffered Condition 5)

RECOMMENDATION

The applicant is requesting a deferral to the Commission's August 17, 2004, public hearing. The applicant is continuing to work with staff to address planning and transportation issues. A deferral to the August 17, 2004, Planning Commission meeting would require the submission of any revisions no later than June 21, 2004. If this deadline cannot be met, a longer deferral may be appropriate.

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04SN0182-JUNE15-CPC



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Rez: A TO R-40

